



Meeting Minutes

Whitestown Plan Commission

Date: 10/18/2016

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:30pm

Pledge of Allegiance

Roll Call

- ☒ Jason Lawson
- ☒ Dennis Anderson
- ☒ Josh Westrich
- ☒ Bryan Sheward
- ☒ Jacob Crouch
- ☒ Craig Arthur
- ☒ Cory Clasemann- **Absent**
- ☒ Staff:
 - Lauren Bailey, Town Planner,
 - John Molitor, WPC/WBZA Attorney

Approve Agenda

1. October 17, 2016 Agenda
 - a. Crouch: Due to the number of concerns on item “d” of the agenda, we should table this item and provide public request to speak on this item to hear the concerns of those who have come tonight to speak.

Motion to approve agenda and table item “d” of the agenda to the November 14th meeting by Westrich. Second by Arthur. Motion passes 6-0.

Minutes

2. September 12, 2016 Meeting Minutes

Motion to approve minutes by Westrich. Second by Anderson. Motion passes 6-0.

Public Comment for Items Not on the Agenda

3. Adam Auvil: 6628 Westminster Dr. Zionsville- In opposition- Stonegate resident, also on the HOA board. Major concerns are increase in traffic; home values are going to be negatively affected; does not fit within the Stonegate “feel”; there was no information provided to the residents affected.

4. Bryce Lulu: 6741 W. Stonegate Dr. Zionsville- In opposition- Stonegate resident, able to see lot from home. Concerned about property value and visual appearance.
5. Tim Lutz: 6178 Sugar Maple Dr. Zionsville- In opposition- Maple Grove resident who received one of the notice letters. Concerned about the safety of children getting off at school bus stop; property values; proximity to Rainbow Child Care Center; worried about tenants that this store will bring into the same building.
6. Nick Kotterman: 6560 W Deerfield Dr. Zionsville- In opposition- Stonegate resident. This area is new and underdeveloped and a liquor store tenant sets precedent for other cliental and businesses to affiliate themselves with this store.
7. Crouch: Thank you for everyone who has come to speak on this item- there is clearly a concern here. The petitioner will be holding a public input meeting on November 2nd at 7:00pm here. Is there any additional ways we can advertise this to the public?
8. Bailey: We can post this as well as information about this petition on our website. The petitioner has already said they will republish the notices to the 600' away property owners. I hope those here will spread the word about Nov. 2nd meeting.
9. Matt Brown: 5561 Westminster Dr. Zionsville- There are missing facts about violence in correlation to gas station and liquor stores: the proximity of gas stations and liquor stores within 900m violent crime nearly doubles. The neighborhoods surrounding this will be negatively affected due to crime.
10. Carol Reitz: 6250 Stonegate Ln. Zionsville- Stonegate resident and developer of Stonegate subdivision. Concerned that at the time of development for Stonegate that PB was the best zoning for beginning of subdivision and was promised that there would be no high volume of traffic would be coming from 700E. Concerned this is at the entrance of the Stonegate community and questions why there was a rezone change in June and wasn't noticed.
11. Bailey: The item in June was not a rezone, but more of an update from the 2007 zoned County GB classification to the Whitestown UDO zoning. Many of the uses are consistent with the County's GB uses including the liquor store use. There was no change in zoning.

Presentations- none

Old Business

12. Docket PC16-019-ZA- Spalding PUD

- i. Bailey- The Review Committee will be receiving the Finalized version of the PUD to review. They will have to make a vote at the meeting scheduled prior to next month's Plan Commission Meeting for you to vote on.

New Business- Public Hearing

13. Docket PC16-023-DP Weber Concrete Batch Plant

- i. Brian Moench- Moench Engineering: Introduction to project, drainage, functionality, improvements and acknowledgement of staff comments in staff report.
- ii. Bailey: Staff Report- Comments and Recommendation.
- iii. Sheward: What kind of improvements are you doing to the entrance?

- iv. Moench: The current conditions are a combination of gravel, concrete and dirt at this time. We are going to resurface and pave the entrance off Indianapolis Road and provide concrete pads throughout the property for any storage.
- v. Anderson: What are the plans to remove the mobile home on the property?
- vi. Moench: That will be removed from the property and probably thrown out.

Motion to approve Docket PC16-023-DP by Anderson. Second by Lawson. Motion passes 6-0.

14. Docket PC16-025-CP Maple Grove Lot 3 Concept Plan

- vii. Greg Dempsey: Introduction to project.
- viii. Bailey: Staff Report.
- ix. Arthur: Is where the variance the BZA approved located on this?
- x. Bailey: The variance was between this and lot 5.
- xi. Sheward: Where are the sidewalks going? Are people able to move from east to west along Grove Pass?
- xii. Bailey: There will not be any sidewalks along Whitestown Parkway but the sidewalks within the commercial subdivision will connect along Grove Pass- these will also connect to the Get-Go station along 700 E.
- xiii. Crouch: Should we vote on this with the lot 5 or separate?
- xiv. Bailey: We should vote separately as they aren't directly affected as the variance was.

Motion to approve Docket PC16-025-CP by Anderson. Second by Sheward. Motion passes 6-0.

15. Docket PC16-026-CP Maple Grove Lot 5 Concept Plan

- xv. Greg Dempsey: Introduction to project.
- xvi. Bailey: Staff Report.
- xvii. Adam Auvil: Stonegate resident. The staff report shows PB as the zoning context. Is the Plan Commission voting on lots under the GB zoning when this states PB?
- xviii. Bailey: The PB zoning is located north of this site, on the other side of Whitestown Parkway- Westhaven Apartments. Whether this lot and the others were zoned PB prior to the 2007 GB rezoning I will have to check; this lot as well as the others are confirmed zoned GB at this time.

Motion to approve Docket PC16-026-CP by Westrich. Second by Anderson. Motion passes 6-0.

16. Docket PC16-028-PP Whitestown Business Park Replat

- xix. Greg Dempsey: Introduction to project, changes from 2015 primary plat to this amended site, drainage, traffic and approved curb cuts, utility accessibility.
- xx. Bailey: Staff Report and Staff Comments with prior commitments regarding signal installation.
- xxi. Anderson: Is the petitioner in acknowledgement to include the previous commitment?
- xxii. Dempsey: Yes
- xxiii. Sheward: Does the memo of understanding for this commitment ensure who pays for this lot if the developer sells these lots to other developers?
- xxiv. Bailey: That is a good point. We will be sure to include that clause in the memo.

Motion to approve PC16-028-PP by Lawson. Second by Arthur. Motion passes 6-0.

17. Docket PC16-029-CP Whitestown Business Park Building 1 Concept Plan

xxv. Greg Dempsey: Introduction to project.

xxvi. Bailey: Staff Report.

Motion to approve PC16-029-CP by Arthur. Second by Lawson. Motion passes 6-0.

Other Business

Molitor: We should research what other communities' requirements are for public notice. If they require to include further than 600' or if we should amend this at all.

Crouch: I agree, the 600' clearly didn't do the job this time.

Anderson: There was a very intense Comprehensive Plan where we held numerous meetings every month. This plan is laid out in detail on every aspect of the community.

Bailey: We will do additional research to find it we need to do an amendment next month.

Adjourn

Unanimous vote to adjourn

7:17pm

Jacob Crouch, President

Lauren Bailey, Secretary